

**NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, May 11, 2023, at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

- 1). The petition of Justin and Alicia Hulme, 29 Deepwood Place, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a privacy fence on premises owned by the petitioners at 29 Deepwood Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a six [6] foot tall privacy fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. The petitioners, therefore, request a three [3] foot variance.

- 2). The petition of Bryan Young, Young Development, Inc., 1120 Bullis Road, Elma, New York 14059 for one [1] variance for the purpose of a site plan review and approval on premises owned by the petitioner at 6026 Broadway Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a multi-family project with fifty [50] dwelling units.

Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster requires a minimum gross land area to be devoted to attached units of 4,300 square feet per dwelling unit, or forty-seven [47] units in this case. The petitioner, therefore, requests a variance of three [3] dwelling units.

- 3). The petition of Brian Sebastian, 25 Country Place, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence on premises owned by the petitioner at 25 Country Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a six [6] foot tall fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. The petitioner, therefore, requests a three [3] foot variance.

4). The petition of Randy Mazurkiewicz, Residential Construction Services Inc., 41 River Oaks Drive, Grand Island, New York 14072 for one [1] variance for the purpose of constructing an addition in a required front yard on premises owned by Jeffery Miller at 3 Bridlepath Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a two hundred twenty-four [224] square foot addition in a required front yard.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum front yard of thirty-five [35] feet. The petitioner, therefore, requests a twelve [12] foot, two [2] inch variance.

5). The petition of Joseph Todaro, 2 Silent Meadow Lane, Lancaster, New York 14086 for one [1] variance for the purpose of review and approval for installing an inground swimming pool on premises owned by the petitioner at 2 Silent Meadow Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for installing an inground swimming pool six [6] feet, eight [8] inches from a patio roof structure.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum accessory location of ten [10] feet from another structure. The petitioner, therefore, requests a three [3] foot, four[4] inch variance.

6). The petition of Terrence Boyle, Nusbaumer & Clarke Inc., 3556 Lake Shore Road, Suite 500, Buffalo, New York 14219, representing West Herr Automotive Group for one [1] variance for the purpose of amending an approved Site Plan on premises owned by West Herr Automotive Group at 6501 Transit Road, Williamsville, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for extending the pavement area to be within 11.4 feet from the Transit Road right-of-way.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum yard for parking, loading, and stacking areas from the right-of-way of a dedicated street of twenty [20] feet. The petitioner, therefore, requests an 8.6-foot variance.

7). The petition of Mark Ayers, Jr., 29 Sterling Place, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a rear patio roof on premises owned by the petitioner at 29 Sterling Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a rear patio roof [6] feet from an existing inground pool.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum accessory location from another structure of ten [10] feet. The petitioner, therefore, requests a four [4] foot variance.

8). The petition of Daniel Walczak, 13 Ronald Drive, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a detached pole barn on premises owned by the petitioner at 13 Ronald Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a one thousand twenty-four [124] square foot detached pole barn.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory structure of seven hundred fifty [750] square feet. The petitioner, therefore, requests a two hundred seventy-four [274] square foot variance.

9). The petition of Nicholas and Stacy Limpert, 29 Kennedy Court, Lancaster, New York 14086 for one [1] variance for the purpose of installing a privacy fence into a required front yard on premises owned by Michael Limpert at 29 Kennedy Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a six [6] foot tall privacy fence, twenty-four [24] feet, two [2] inches into a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. The petitioner, therefore, requests a three [3] foot variance.

10). The petition of Patrick Uhteg, 15 Ellie Court, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a detached pole barn on premises owned by the petitioner at 15 Ellie Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a fifteen thousand [1,500] square foot detached pole barn.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory structure of seven hundred fifty [750] square feet. The petitioner, therefore, requests a seven hundred fifty [750] square foot variance.

11). The petition of Maryanne Kerchoff, 37 Shadyside Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a privacy fence on premises owned by the petitioner at 37 Shadyside Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a six [6] foot tall vinyl privacy fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a retaining wall, over three [3] feet in height shall extend into the front yard of any lot. A one [1] foot variance was granted on October 13, 2022, for a four [4] foot chain link fence. The petitioners, therefore, request a two [2] foot variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
May 4, 2023